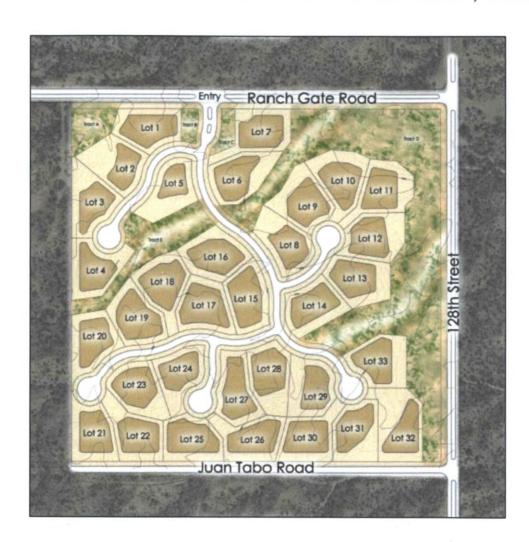
Neighborhood Notification
Open House Information
Citizen Comments
Affidavit of Posting
Site Sign
Legal Protest

# AUGUST 15, 2018 UPDATED NOVEMBER 14, 2018



# CITIZEN REVIEW REPORT

McDowell Mountain Manor

BERGIN, FRAKES, SMALLEY, OBERHOLTZER, PLLC
BERGIN, FRAKES, SMALLEY, OBERHOLTZER, PLLC



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# **McDowell Mountain Manor**

#### Background:

The following is the updated Citizen Review Report (the "Report") for the proposed McDowell Mountain Manor ("Project") rezoning request ("Request") filed with the City of Scottsdale ("City").

#### A. Details of the methods used to involve the public including:

- 1. A map showing the number of and where notified neighbors are located. This information is attached to this report as Exhibit A.
- 2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners. School District representatives, and HOA's).

  This information is attached to this report as Exhibit B.
- 3. The dates contacted, how they were contacted, and the number of times contacted. Notification letters were mailed out via certified US Mail to all property owners within 750 feet of the Property and all interested parties/ HOAs at least 10 days before each neighborhood meeting. The first notification letter was sent out on July 6, 2018 and the second notification letter was sent out on Friday October 26, 2018.
  We will submit updates to the City staff throughout the submittal and review process. School District Notification was mailed out via certified US Mail on July 5.
- 4. Copies of letters or other means used to contact neighbors, school districts, and HOA's. The initial neighborhood meeting notification letter is attached as <u>Exhibit C-1</u>. The second neighborhood meeting notification letter is attached as <u>Exhibit C-2</u>. The letter sent to the School District is attached as <u>Exhibit D</u>.
  We will continue to update this report with any future mailings and letters.
- 5. List of dates and locations of all meetings.

The initial neighborhood meeting for the Project took place at 6:00-7:00 pm on July 18, 2018 at the Florence Ely Nelson Center, 8950 East Pinnacle Peak Road Scottsdale, AZ 85255. The second neighborhood meeting was held from 6:00-7:00 pm on November 7, 2018 in the cafeteria of Copper Ridge School, 10101 E Thompson Peak Pkwy, Scottsdale, AZ 85255. We will keep staff updated on all changes to this report herein.

6. The Open house sign-in sheets, a list of people that participated in the process, and comment sheets.

Comments and sign-in sheets for the initial neighborhood open house meeting are included as *Exhibit E-1*.

Comments and sign-in sheets for the initial neighborhood open house meeting are included as *Exhibit E-2*.

7. The completed affidavit of sign posting with a time/date stamped photo. (See related resources).

Affidavit and photos attached as Exhibit F.

We requested Dynamite Signs to post the early notification sign on the Property by July 6, 2018, 12 days before the neighborhood meeting. However, the sign was posted on the wrong site (Ranch Gate Rd. and 118<sup>th</sup> St.). This issue was resolved on July 16, 2018. Both time stamped photos and the affidavit are included as *Exhibit F*.

# B. A written summary of the comments, issues, concerns and problems expressed by citizens during the process including:

- 1. The substance of the comments, issues, concerns and problems are attached as <u>Exhibit G</u>. (Meeting Minutes from the two neighborhood meetings)
- The method by which the applicant has addressed or intends to address the issues, concerns and problems identified during the process.
   Citizen concerns were addressed at both neighborhood meetings and no other form of public comment has been recieved.

Exhibit A: 750' Notification Map

# 750 ft. Buffer Map for Neighborhood Meeting Notification Letter

\*Approximately 26 owners over 37 properties

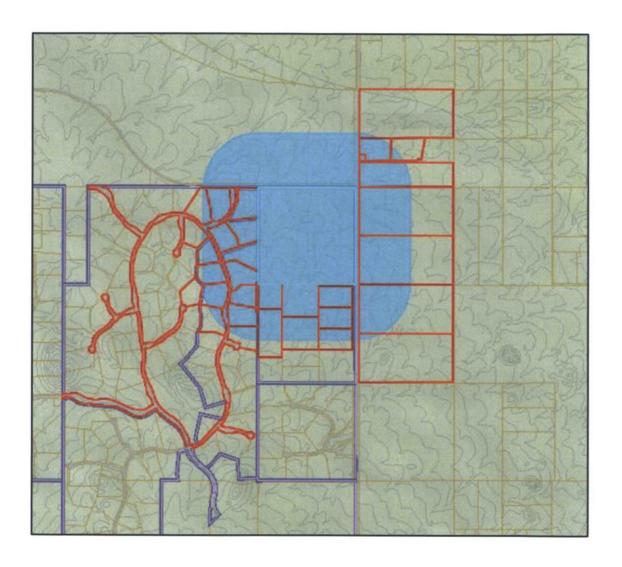


Exhibit B: List of parties Contacted

# HOA's, Interested Parties, School District Contact

Name	Address	City	State	Zip
Annette Petrillo	1169 E. Clovefield Street	Gilbert	AZ	85298
Audry Villaverde	2525 E. Arizona Biltmore Circle; Suite A- 212	Phoenix	AZ	85016
Chris Schaffner	7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Dan Sommer	12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino	7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251
Dr. Sonnie Kirtley	8507 East Highland Avenue	Scottsdale	AZ	85251- 1822
Ed Toschik, President	7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Guy Phillips	7131 E. Cholla St.	Scottsdale	AZ	85254
Jim Funk	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby	n Haxby 7336 E. Sunnyside Dr.		AZ	85260
John Berry/Michele Hammond	d 6750 E Camelback Rd, Ste 100		AZ	85251
John Washington	3518 N Cambers Court	Scottsdale	AZ	85251
Leon Spiro	7814 E Oberlin Way	Scottsdale	AZ	85266
nda Whitehead 9681 E Chuckwagon Lane Scottsdale		Scottsdale	AZ	85262
Lori Haye	P.O. Box 426	Cave Creek	AZ	85327
Maricopa County Superintendent of Schools	4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Mike McNeal, Supervisor	1231 W. University Drive	Mesa	AZ	85201
Planning & Engineering Section Manager	1616 W. Adams Street	Phoenix	AZ	85007
Project Management	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007
Randall P. Brown	7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251
Richard Turner, Planning and Zoning Administrator	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
Sherry Wagner/Right-of-Way Technician, SR.	P.O. Box 52025	Phoenix	AZ	85072- 2025

Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A- 212	Phoenix	AZ	85016
Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
Earl, Curley & Lagarde, P.C.	3101 N. Central Avenue, Ste. 1000	Phoenix	AZ	85012
Juli A. Eckmann	4020 N. Scottsdale Road, Unit 2007	Scottsdale	AZ	85251
Bob Griffith	7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Eric Gold	25499 N. 104th Way	Scottsdale	AZ	85255
Bob Mountz	23005 N. 74th Street #1214	Scottsdale	AZ	85255
Patti Badenoch	5027 N. 71st Pl	Scottsdale	ΑZ	85253
Vickie Falen	10520 N 117th Pl	Scottsdale	AZ	85259
Wade Tinant	4614 E. Running Deer Trail	Cave Creek	AZ	85331
Bob Griffith	7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Eric Gold	25499 N. 104th Way	Scottsdale	AZ	85255
Bob Mountz	23005 N. 74th Street #1214	Scottsdale	AZ	85255
Patti Badenoch	5027 N. 71st Pl	Scottsdale	AZ	85253
Vickie Falen	10520 N 117th PI	Scottsdale	AZ	85259
Wade Tinant	4614 E. Running Deer Trail	Cave Creek	AZ	85331
SCHOOL DISTRICT CONTACT	Cave Creek Unified School District			
Debbi Burdick	P.O. Box 426	Cave Creek	AZ	85327

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### **Property Owners Notification List**

Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_ST	A MAIL_ZIP
217-01-241	ARIZONA STATE OF	1616 W ADAMS ST	PHOENIX	AZ	85007
217-01-007B, 217-01-007C	BIXLER DENISE	2770 TETON PINES DR F9	WILSON	WY	83014
217-01-001C, 217-01-001S, 217-01-001U, 217-					
01-007F, 217-01-007G	CAV-RANCH LLC	14555 N SCOTTSDALE RD # 330	SCOTTSDALE	AZ	85254
217-01-143	FISHER THOMAS E	7410 E PINNACLE PEAK RD STE 116	SCOTTSDALE	AZ	85255
217-01-018G	FURLAN FAMILY TRUST	7575 E PASARO DR	SCOTTSDALE	AZ	85262
217-01-018Q, 217-01-D18R, 217-01-018S	GEM DEVELOPMENT LLC	5689 E QUARTZ MOUNTAIN RD	PARADISE VALLE	AZ	85253
217-01-018D	GILLINGWATER DENIS C & STEPHANIE A	6701 E CLINTON ST	SCOTTSDALE	AZ	85254
217-01-025A	HHL LAND LLC	3003 N CENTRAL AVE UITE 2600	PHOENIX	AZ	85012-291
217-01-132, 217-01-133, 217-01-134, 217-01-					
135, 217-01-137, 217-01-138, 217-01-140, 217-					İ
01-142, 217-01-149, 217-01-201, 217-01-202,				1	
217-01-203, 217-01-204, 217-01-205, 217-01-					
206, 217-01-207, 217-01-208, 217-01-209, 217-				}	i
01-210, 217-01-211, 217-01-212, 217-01-239,					
217-01-240	MCDOWELL MOUNTAIN BACK BOWL LLC	1751A W DIEHL RD	NAPERVILLE	IL	60563
217-01-151	MCDOWELL MOUNTAIN BACK BOWL LLC	11638 E FOUR PEAKS RD	SCOTTSDALE	AZ	85262
217-01-018E	MOHR FAMILY REVOCABLE LIVING TRUST	5546 E SHANGRILA RD	SCOTTSDALE	AZ	85254
217-01-139	MOORE NAT/BETTY	31502 N 58TH PL	CAVE CREEK	AZ	85331
217-01-152	OUTCROP COURT LLC	4115 E PULLMAN RD	CAVE CREEK	AZ	85331
217-01-018M	PALMER AUGUST V/CARL E	1113 N HWY 101	DEPOE BAY	OR	97341
217-01-153	PATOCA LLC	7410 E PINNACLE PEAK RD SUITE 116	SCOTTSDALE	AZ	85255
217-01-001T	RANCH GATE PARTNERS LLC	14555 N SCOTTSDALE RD STE 330	SCOTTSDALE	AZ	85254
217-01-018P	ROTHWELL DONALD EARL/BARBARA ANN TR	9856 N 67TH ST	SCOTTSDALE	AZ	85253
217-01-018N	SAGE CREEK SCOTTSDALE 128 LLC	7356 E VAQUERO DR	SCOTTSDALE	AZ	85258
217-01-001R	SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD	SCOTTSDALE	AZ	85251
217-01-141	SERENO 32 LLC	16054 E TOMBSTONE AVE	FOUNTAIN HILLS	AZ	85268
217-01-150	SERENO 41 LLC	16054 E TOMBSTONE AVE	FOUNTAIN HILLS	AZ	85268
217-01-156, 217-01-158, 217-01-159, 217-01-					
217					
	SERENO CANYON HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
217-01-018H	VAHABZADEH-HAGH MEHRDAD/JEAN FILBURN	7574 E PASARO DR	SCOTTSDALE	AZ	85266
217-01-018/	WEXLER ARTHUR/SYLVIA	15828 W STAR VIEW LN	SURPRISE	AZ	85374
217-01-001P	WILLIAMSON RICK A/CHRISTINE L	PO BOX 27542	SCOTTSDALE	AZ	85255

Exhibit C-1: First Notification Letter

#### BERGIN, FRAKES, SMALLEY & OBERHOLTZER

July 6, 2018

#### **SENT VIA U.S. MAIL**

Re: Project Under Consideration: Scottsdale Case No. 136-PA-2018

Dear Neighbor,

This letter is to notify you that HHL Land, LLC intends to apply to rezone its property located at the southwest corner of Ranch Gate Road and 128<sup>th</sup> Street (12651 E Happy Valley Road Scottsdale, AZ 85255) from R1-130 to R1-43 in order to develop a single family residential community, to be known as "McDowell Mountain Manor". The project is 39.2 total acres of land that is currently designated as 'Rural Neighborhoods' in the City of Scottsdale General Plan. The proposed rezone will not change this designation.

If you would like to offer comments on this project there will be a neighborhood meeting open to the public:

Location: Florence Ely Nelson Center 8950 East Pinnacle Peak Road Scottsdale, AZ 85255 Date: July 18, 2018 Time: 6pm-7pm

The proposed rezone map and conceptual layout are enclosed with this letter.

If you have any comments or questions related to these applications, please feel free to contact me at (602) 888-7860 or coberholtzer@bfsolaw.com. Additionally, the City Planner assigned to this case is Jesus Murillo. He can be reached at 480-312-7849 if you have any questions for the City regarding these applications.

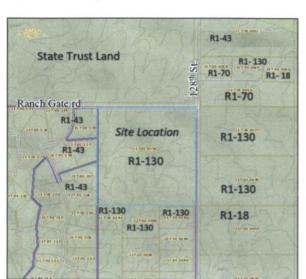
Sincerely,

Carolyn Oberholtzer, Esq.

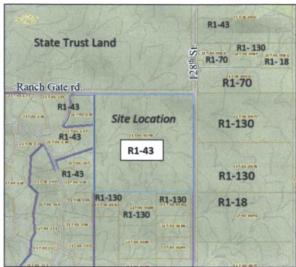
Enclosures: Proposed Rezone Map General Plan Exhibit Conceptual Layout

#### BERGIN, FRAKES, SMALLEY & OBERHOLTZER

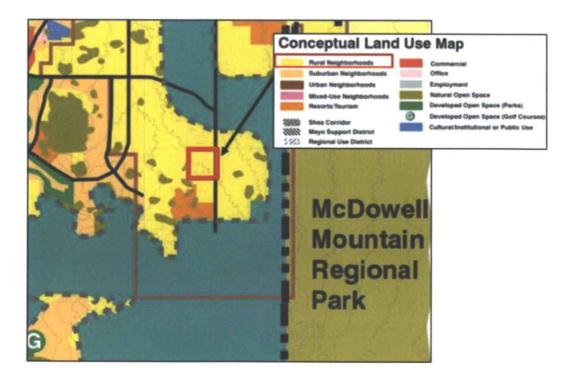
### **Current Zoning:**

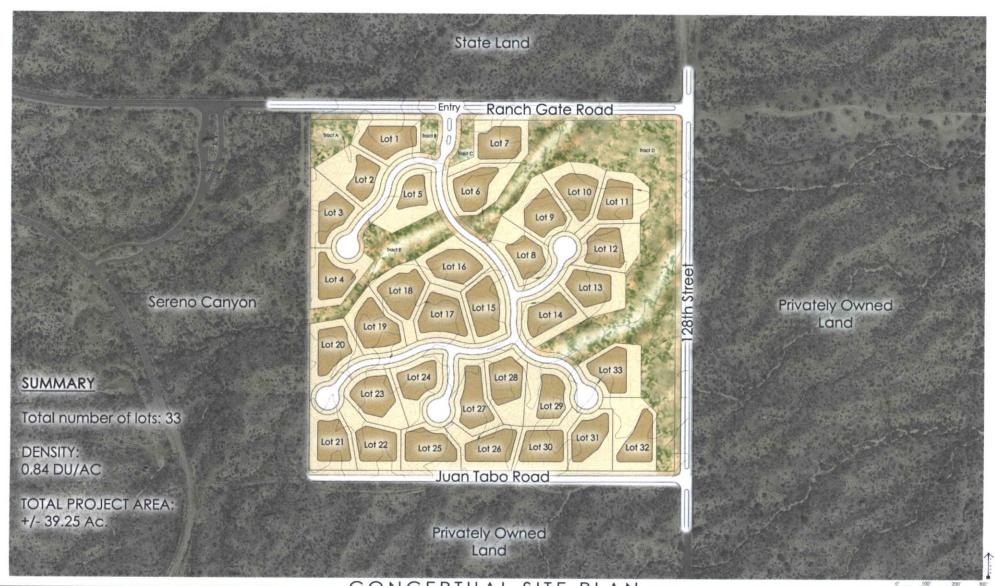


#### Proposed Zoning:



## General Plan Designation:





- CONCEPTUAL SITE PLAN -

MCDOWELL MANOR

Exhibit C-2: Second Notification Letter

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

October 26, 2018

#### **SENT VIA U.S. MAIL**

Re: Project Under Consideration: Scottsdale Case No. 18-ZN-2018

Dear Neighbor,

(

This letter is to notify you that HHL Land, LLC has applied to rezone its property located at the southwest corner of Ranch Gate Road and 128<sup>th</sup> Street (12651 E Happy Valley Road Scottsdale, AZ 85255) from R1-130 ESL to R1-43 ESL in order to develop a single family residential community, to be known as "McDowell Mountain Manor". The project is 39.2 acres that is currently designated as 'Rural Neighborhoods' in the City of Scottsdale General Plan. The proposed rezone will not change this designation.

If you would like to offer comments on this project there will be a neighborhood meeting open to the public:

Location: Copper Ridge School Cafeteria 10101 E Thompson Peak Pkwy, Scottsdale, AZ 85255 Date: November 7, 2018 Time: 6pm-7pm

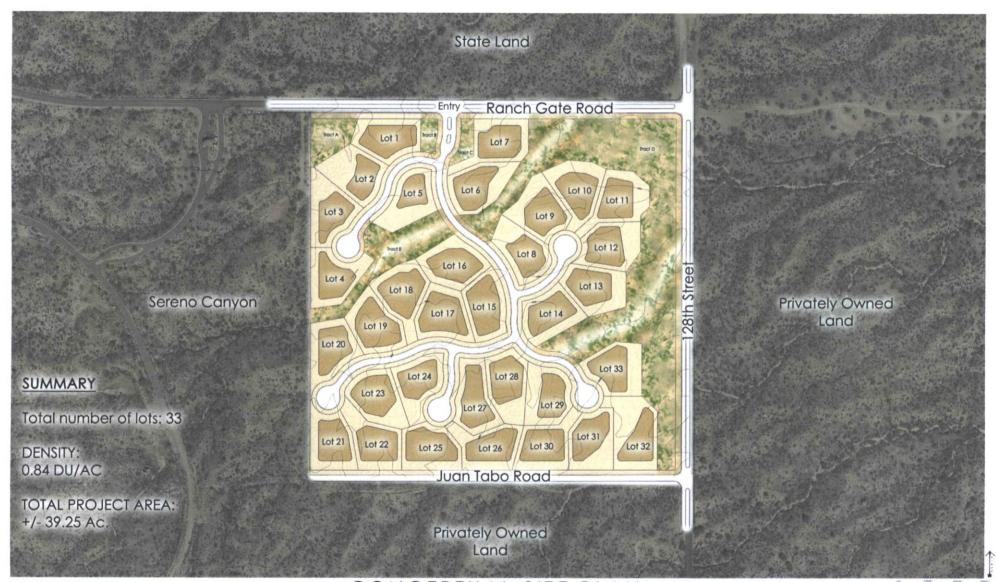
The proposed rezone map and conceptual layout are enclosed with this letter.

If you have any comments or questions related to these applications, please feel free to contact me at (602) 888-7860 or coberholtzer@bfsolaw.com. Additionally, the City Planner assigned to this case is Jesus Murillo. He can be reached 480-312-7849 if you have any questions for the City regarding these applications.

Sincerely,

Carolyn Oberholtzer, Esq.

Enclosures: Proposed Rezone Map General Plan Exhibit Conceptual Layout



- CONCEPTUAL SITE PLAN -

MCDOWELL MANOR

Exhibit D: Letter to School
District

#### BERGIN, FRAKES, SMALLEY & OBERHOLTZER

July 3, 2018

#### **SENT VIA U.S. MAIL**

Cave Creek Unified School District Debbi Burdick P.O. Box 426 Cave Creek, AZ 85327

Re: Scottsdale Rezoning Case No. 136-PA-2018

Dear Debbi,

HLC Equity is seeking to rezone a 39.2-acre parcel ("the Property") in the City of Scottsdale in order to develop a single-family residential community, McDowell Mountain Manor. The Property is located at the southwest corner of Ranch Gate Road and 128th Street, street address 12651 E Happy Valley Road Scottsdale, 85255. This rezone application, zoning case 136-PA-2018, is for 39.2 total acres and requests a zone change from R1-130 to R1-43. On behalf of HLC Equity, we would like to request a meeting to discuss the proposed rezoning.

The proposed rezone map is enclosed with this letter.

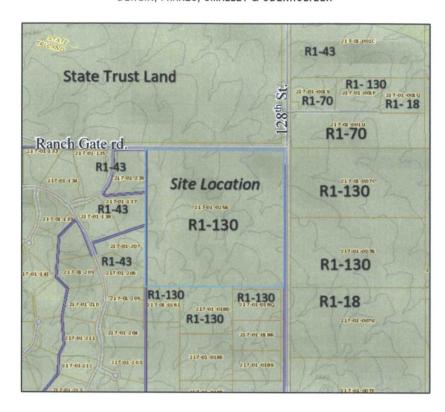
If you have any comments or questions related to these applications, please feel free to contact me at (602) 888-7860 or coberholtzer@bfsolaw.com.

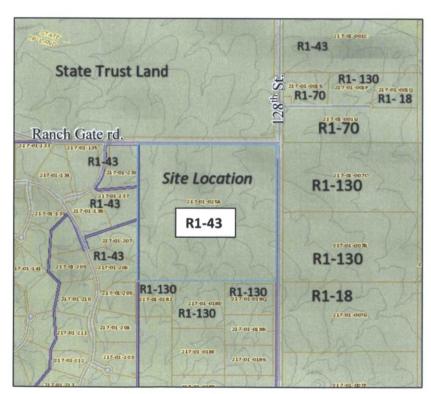
Sincerely,

Carolyn Oberholtzer, Esq.

Enclosures:
Project Narrative
Location Map
11 x 17 Site Plan
School District Response form

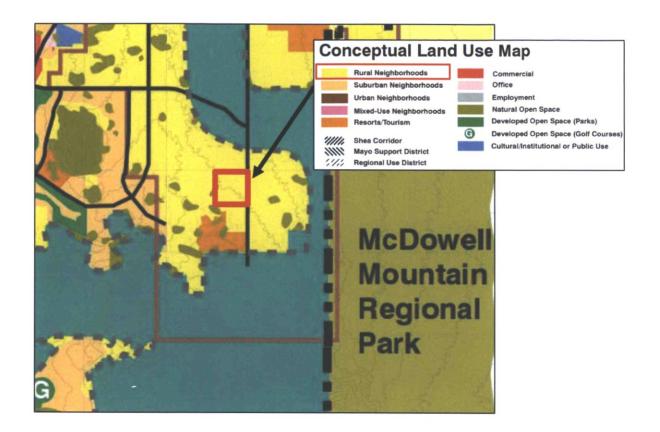
#### BERGIN, FRAKES, SMALLEY & OBERHOLTZER





#### BERGIN, FRAKES, SMALLEY & OBERHOLTZER

#### General Plan:



BERGIN, FRAKES, SMALLEY & OBERHOLTZER

#### McDowell Mountain Manor

#### **Project Narrative**

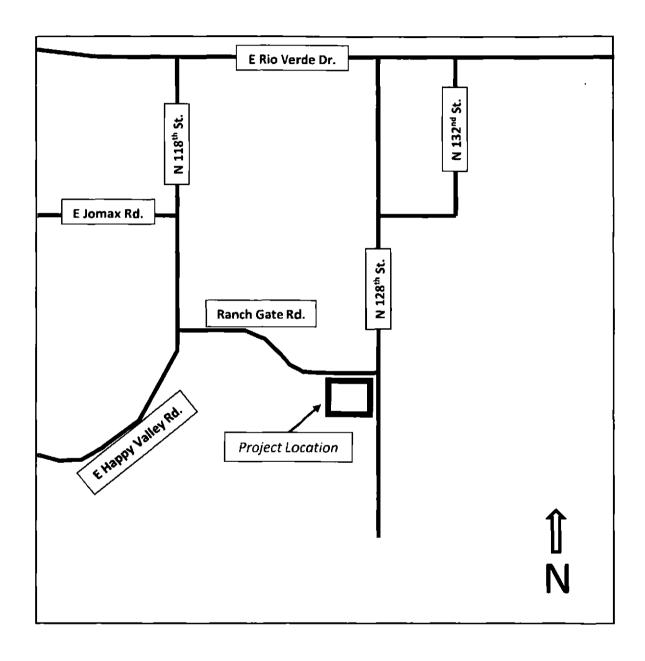
HLL Land LLC is seeking to rezone a 39.2 acre parcel ("the Property") in the City of Scottsdale in order to develop a single-family residential community, McDowell Mountain Manor. The Property is located at the southwest corner of Ranch Gate Road and 128th Street (12651 E Happy Valley Road, Scottsdale, AZ 85255).

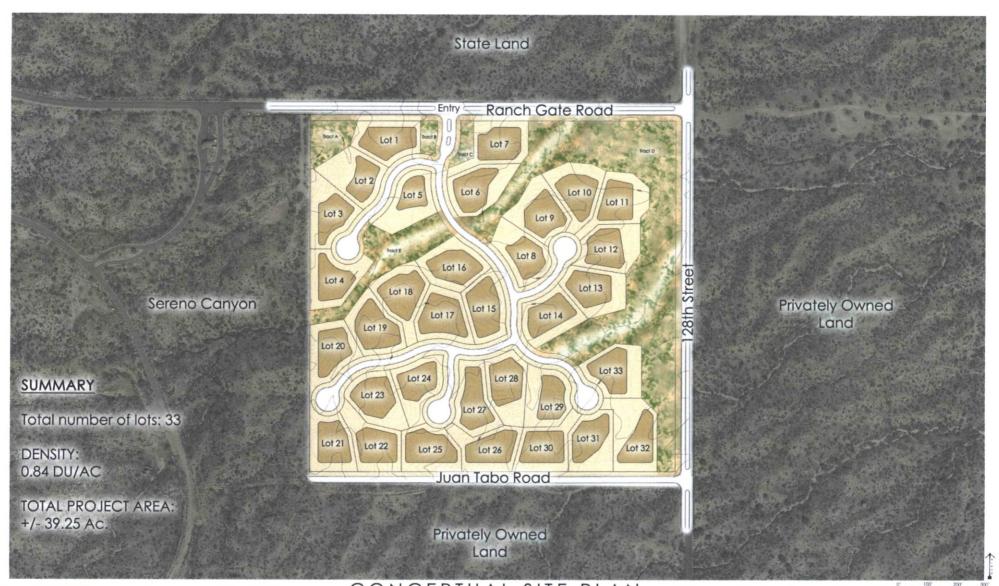
The McDowell Mountain Manor project, known as case 136-PA-2018, includes 39.2 total acres and intends to request a zone change from R1-130 to R1-43. The R1-130 standards require a minimum lot area of not less than one hundred thirty thousand (130,000) square feet, or approximately 1 unit per minimum of every 3 acres. The proposed zoning to R1-43 will provide for up to 33 homes and no greater than 1 unit per acre. The proposed gross density is 0.84 DU/AC.

Currently the property is designated as 'Rural Neighborhoods' in the City of Scottsdale General Plan, which allows for one residential unit to the acre. The proposed rezone will not change this designation. The Property falls within the Dynamite Foothills Area Plan and the site plan has been carefully laid out in order to take into account the environmentally sensitive lands throughout the area.

# McDowell Mountain Manor

# Location Map





- CONCEPTUAL SITE PLAN -

MCDOWELL MANOR

# **School District**





Proi	ect name: McDowell Mountain Manor	
Proi	ect Location Address: 12651 E Happy Valley rd. Scottsdale, AZ APN#: 217	7-01-025A
	licant Name: Carolyn Oberholtzer	Phone: (602) 888-7860
App	licant E-mail: coberholtzer@bfsolaw.com	Fax: (602) 888-7856
Scho	ool District:	
l, Refe	hereby certify that the following de erenced project:	termination has been made in regards to the
	The school district had adequate school facilities to accestudents generated by the proposed rezoning within the	
	The school district will have adequate school facilities veconstructed within one year of the date of notification of district's attendance area; or	• •
	The school district has determined an existing or propocan be provide adequate school facilities for the project	
	The applicant and the school district have entered into adequate school facilities within the school district's atteagreement is attached hereto); or	
Π	The school district does not have adequate school facil attributable to the rezoning.	ities to accommodate projected growth
Attac	ched are the following documents supporting the above	certification:
[] []	Maps of the attendance areas for elementary, middle at Calculations of the number of students that would be go School capacity and attendance trends for the past three	enerated by the additional homes.
Or; I, resp	, hereby request a thirty (30) conse time.	day extension of the original discussion and
Supe	erintendent or Designee	Date

Exhibit E: Sign in Sheets & Public Comments

# Neighborhood Meeting Sign-In Sheet

H.L.C. Equity

McDowell Mountain Manor — 136-PA-2018

Southwest corner of Ranch Gate Rd. & 128<sup>th</sup> St.

Neighborhood Meeting – Wednesday July 18<sup>th</sup> @ 6:00 PM Florence Ely Nelson Center 8950 East Pinnacle Peak Road Scottsdale, AZ 85255

Name	Address	City & Zip Code	Phone/E-Mail
BillLarkin	11702 E DESCRI HOLLY DVINE FILS		Billank eath, not
Handette Mergan Ser	28481 N. 77thst Scottsdale & 21483 N 103Raw	85066 SCOHSDA/B	
Vim Davis	2095	55262	idense mba 1965.

# Neighborhood Meeting Sign-In Sheet

H.L.C. Equity
McDowell Mountain Manor 18-ZN-2018
Southwest corner of Ranch Gate Rd. & 128<sup>th</sup> St.

Neighborhood Meeting – Wednesday November 7<sup>th</sup> @ 6:00 PM
Copper Ridge School
10101 E Thompson Peak Pkwy, Scottsdale, AZ 85255

Name	Address	City & Zip Code	Phone/E-Mail
SERGEI SONIN	11819 E. TUANTAGO	STOPLE SS255	SNSC ESTGROUPILL, COM
, •			

From: Dennis Haley < DHaley@azdot.gov > Sent: Wednesday, July 11, 2018 10:14 AM

To: Carolyn Oberholtzer < coberholtzer@bfsolaw.com>

Cc: Vanessa Nunez < VNunez@azdot.gov > Subject: 136-PA-2018 McDowell Manor

RE: 136-PA-2018

McDowell Manor

12651 E. Happy Valley Rd.

Attn: Carolyn Oberholtzer

Thank you for your notice for the above-referenced development. ADOT is neutral on zoning matters. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment.

### Dennis Haley, SR/WA

## Consultant ADOT ROW Project Coordinator Federal Lands Liaison

205 S. 17th Ave MD: 612E Phoenix, AZ 85007 602-712-7432 WWW.AZDOT.GOV



Exhibit F: Sign Photos and Affidavit





# **Affidavit of Posting**

# Required: Signed, Notarized originals:

Recommended: E-mail copy to your project coordinator.

Case Number:	136-PA-2018		
Project Name:			
Location:	12651 E Happy Välley Rd		
Site Posting Date:	July 6, 2018		
Applicant Name:	Carolyn Oberholtzer		
Sign Company Name:	Dynamite Signs		
Phone Number:	480-585-3031		
Maray L	been posted as indicated by the Project Manager for the case as listed above.  GOLF Date  Date  Date  Discontinuous affidavit AND pictures to the Current Planning Office no later than ation submittal.		
Acknowledged before me	this the 10th day of July 2018		
	MARYBETH CONRAD ITY Public, State of Arizona Maricopa County Commission Expires  Mary But Conrad  Notary Public  My commission expires: 10.25.26		

City-of Scottsdale -- Current Planning Division

7447 E Indian School Road Suite 105: Scottsdale, AZ 85251 • Phone 480: 312-7000. • Fax: 480-312-7088







Exhibit G: Neighborhood Meeting Minutes

#### July 18, 2018, Neighborhood Meeting Summary

The neighborhood meeting was held at the City of Scottsdale's Florence Ely Nelson facility located at 8950 E Pinnacle Peak Rd, Scottsdale, Arizona, at 6:00 p.m.

The meeting was open-house format with large boards displaying the plans for citizens to view. Members of the Development Team were available to explain and discuss the project, as well as answer any questions and address any concerns. Members of the Development Team included:

Carolyn Oberholtzer, Bergin, Frakes, Smalley, Oberholtzer, PLLC Lyle Begiebing, BFSO Law Jamie van Ravensway, Greey Picket David Gulino, LDS Services

The development team arrived at 5:20 and the first attendee arrived at 5:40. At total of three citizens attended the meeting. A copy of the sign in sheets are attached as <u>Appendix A</u>.

As attendees arrived, members of the Development Team lead the residents through the exhibit boards and provided general background information, including an explanation of the existing site and the proposed project and rezoning. The information provided included that the site is currently vacant and is zoned R1-130 ESL, designated as 'Rural Neighborhoods' on the General Plan, and within the Dynamite Foothills Area Plan. Residents were informed of the details of the proposed single-family residential project, overall project density, and circulation plan. Maps were provided that show the conceptual layout for the R1-43 ESL project in the context of the area.

The following is a summary of questions and concerns expressed by the neighbors who attended the meeting. The Development Team's response to each question is provided after each question in **bold**.

A citizen was curious about the exact location of the project.

Ms. Oberholtzer explained that the original sign posting was posted in error at the southwest corner of 118<sup>th</sup> St. and Ranch Gate. The sign was properly moved to the southwest corner of 128<sup>th</sup> St. and Ranch Gate prior to the meeting. She went on the explain the property's adjacency to the Sereno Canyon project and described the future improvements to 128<sup>th</sup> Street and enhancement of the route as a Scenic Corridor which will add larger road widths and bike lanes.

A citizen asked about the lot layout and density.

Ms. Oberholtzer explained that the overall density will be 0.84 dwelling units per acre (du/ac) and that the site's proposed zoning would allow up to 1 du/ac. She explained that the conceptual lot layout was designed to minimize the impact on traffic by only including one private, gated entrance from Ranch Gate Road. Further, there will only be 2 lots that front onto Ranch Gate rd. and none along the frontage of 128<sup>th</sup> St. Members of the design team explained how the natural open space and environmentally sensitive areas such as the washes affected the lot layouts and showed on the exhibit how the lots fit around such areas.

A citizen said that the proposed project would be more dense than his current subdivision, Boulder Mountain Estates.

Ms. Oberholtzer explained how the surrounding area has been developing over the years and that the proposed zoning of R1-43 ESL allowing a maximum of one unit per acre fits in line with the character of the area as defined in the Zoning Ordinance and provided for in the General Plan. She pointed that the density is consistent what has been approved to the east, south and west of the project. Members of the development team also went into more detail explaining how density is calculated in relation to the entirety of the project and not just the individual building envelope or lot size.

A citizen asked how long the project would take to be completed,

Ms. Oberholtzer estimated a two-year time frame for entitlements and construction.

A citizen asked who would be building it?

Ms. Oberholtzer informed him that when the project site planning is done, they will likely have a single builder that will complete the project.

A citizen asked about how the project would affect the streets around it.

Development Team members explained that the adjacent streets would be improved and that 128<sup>th</sup> St. would have a scenic corridor buffer along the western side that will vary between 100-150 ft. wide.

A citizen inquired about possible wildlife corridors included in the site plan.

Ms. Oberholtzer pointed out the washes that cross cut through the development and was able to show the citizen on the exhibit boards how wildlife could travel through the protected washes. She also noted that the lots shown on the site plan were not the full extent of buildable area, and that the

actual footprints of the lots would be smaller due to environmentally sensitive land and drainage corridors, allowing for more space for wildlife move though the area unencumbered.

A citizen was suspicious and a little confused about how the proposed site plan and density fit with the character of the area and believed the proposed density to be too dense.

Ms. Oberholtzer showed her the exhibit board of the General Plan and explained that the property falls under the 'Rural Neighborhoods' category and that this category allows any density up to 1 du/ac while the proposed project is even less than that at 0.84 du/ac.

A citizen asked about the zoning of nearby subdivision Story Rock and how the proposed development compared to this.

Ms. Oberholtzer showed the citizen the map of the surrounding zoning and pointed out the Story Rock subdivision and other approved projects in the area with zoning ranging from R1-18 to R1-130 ESL.

A citizen asked about the open space in the project.

Mr. Ravensway explained how the protected washes and other open space totaled to about 12-15 acres of open space for the whole project.

A citizen was curious if the building lots could change and expressed concern over zoning being approved and later the site plan changing the lots.

Ms. Oberholtzer explained that the zoning plan was conceptual but due to the preservation of open space, protected areas, and drainage/ washes, they are limited in where the development envelopes will be. Due to these factors, significant change in the engineering phase is unlikely and after approval, drainage and conservation easements will project against encroachment into preserved areas. Mr. Ravensway explained the lots could not change after the plat is approved.

A citizen was curious about the subdivisions to the south of the project and east.

Mr. Gulino explained that he was part of the committee that created the Dynamite Foothills Character Area plan and is very familiar with the area. He pointed out that property to the south is zoned R1-35 ESL and explained some of the zoning history in the area that led to recent developments. He also noted that there are 31 lots in the development to the south. Mr. Ravensway noted that the Reata Ranch subdivision was approved but not built.

A citizen asked if the area was all residential or if there were commercial or other uses in the area.

Mr. Gulino explained that the entire area is residential and in the General Plan, but that there are resort uses approved south of the project.

A citizen commented that he assumed everything in the area would be rezoning up to 1 du/ac and that in the future there will be a house on every acre.

Ms. Oberholtzer pointed out that although that is the minimum density called for in the General Plan for this area, it is unlikely that all of the properties will develop in that manner due to amount of State

Trust land and the City of Scottsdale's acquisition of the land for preservation as the McDowell Sonoran Preserve, it is unlikely that all properties will develop at that density. Mr. Gulino added that explained that even where properties with a zoning of R1-35 or R1-43 allow more than one unit to the acre, it is hard to achieve with the ESL designation.

The last resident left at 6:38 p.m. and the Development Team stayed until 7:00 p.m.

Appendix A: Sign-in Sheet

## Neighborhood Meeting Sign-In Sheet

H.L.C. Equity

McDowell Mountain Manor – 136-PA-2018
Southwest corner of Ranch Gate Rd. & 128<sup>th</sup> St.

Neighborhood Meeting – Wednesday July 18<sup>th</sup> @ 6:00 PM Florence Ely Nelson Center 8950 East Pinnacle Peak Road Scottsdale, AZ 85255

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### Second Neighborhood Meeting Summary for McDowell Mountain Manor Project #: 18-ZN-218 November 7, 2018

The neighborhood meeting for McDowell Mountain Manor was held in the cafeteria at Copper Ridge School, 10101 E Thompson Peak Pkwy, Scottsdale, AZ 85255 at 6:00 p.m. The Development Team arrived at 5:25 p.m. and the first attendee arrived at 6:07 p.m. A copy of the sign in sheet is attached as Appendix A. A photo of the meeting is attached as Appendix B.

Members of the Development Team present included:

Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer (BFSO Law) tyle Begiebing, BFSO Law Jamie Van Ravensway, Greey Picket

The meeting was open-house format with large boards displaying the plans for the attendees to view. One citizen attended the meeting. Members of the Development Team provided general background information, including an explanation of the existing site and the proposed project and rezoning. The information provided included site context in terms of zoning, General Plan designations, and Dynamite Foothills Area Plan. Multiple exhibits detailing the proposed lot layouts and density, open space provided, and building envelopes were also provided.

The following is a summary of questions and concerns expressed by the neighbor who attended the meeting. The Development Team's response to each question is provided after each question in **bold**.

The attendee began by expressing his support for the project. A question was asked about the project's drainage plan and how the proposed project would affect drainage in the area, particularly how the drainage would affect the large drainage basin that his HOA is located in Troon Ridge. He explained that the large basin (6 acres) is now mostly full of sediment from the surrounding areas.

Ms. Oberholtzer explained that the project would follow Scottsdale's updated drainage manual. Mr. Ravensway talked with the citizen about the area's drainage basin and pointed out on the exhibit board where certain drainage flows would go and how the project may not greatly affect the drainage basin in question, if at all. Mr. Ravensway and Ms. Oberholtzer informed him of the project's preliminary drainage plan and exchanged information with the citizen so they could send him the current version for review. Ms. Oberholtzer informed the citizen of the rezoning process and how the current drainage report is still in its "preliminary" stages and is not final. Mr. Ravensway added that some of the adjacent subdivisions have already had plats approved and those projects should have more final versions of their drainage plans available to the public.

A question was asked if the adjacent Story Rock subdivision had been approved by council.

Ms. Oberholtzer informed him that yes, about whether the zoning had been approved. She also explained how the McDowell Mountain Manor project is still in the early stages of the approval process and mentioned that the zoning sign on site would be updated to reflect future Planning and Zoning Commission and City Council dates for the project.

A citizen who hiked the Tom's Thumb trail multiple times a week asked how the proposed project would affect the roads and traffic in the area.

Ms. Oberholtzer explained that the only access point for the project is on Ranch Gate Road. and would not affect traffic on 128<sup>th</sup> St. heading to Tom's Thumb. She also explained how the developer would be responsible for improving the half street adjacent to the property up to the city standards for a Scenic Roads Collector cross-section along the perimeter of the project. She explained the street classification and how it includes sidewalks, bike lanes, and a trail.

The citizen left at 6:46 p.m.

Appendix A: Sign-in Sheet

## Neighborhood Meeting Sign-In Sheet

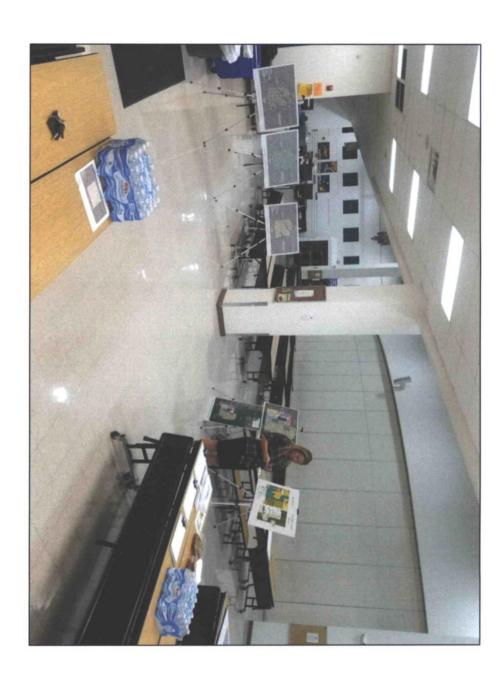
H.L.C. Equity
McDowell Mountain Manor 18-ZN-2018
Southwest corner of Ranch Gate Rd. & 128<sup>th</sup> St.

Neighborhood Meeting – Wednesday November 7<sup>th</sup> @ 6:00 PM
Copper Ridge School
10101 E Thompson Peak Pkwy, Scottsdale, AZ 85255

Name	Address	City & Zip Code	Phone/E-Mail
SERGEI SONIN	11819 E. TUAUTAGO	STOPLE SS255	SMSC ESTGROUPILL CON
,			

Appendix B: Photo of Meeting Layout





## **Appendix B: Amended Development Standards**

Sec. 5.100. - Single-family Residential (R1-43).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 24), 4-3-12)

Sec. 5.104. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-43 District:

#### A. Lot area.

- Each lot shall have a minimum lot area of not less than forty-three thousand thirty-two thousand two hundred fifty (43,000)-(32,250) square feet.
- 2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.
- B. Lot dimensions.

Width. All lots shall have a minimum lot width of one hundred fifty thirteen (150) (113) feet.

- C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.
- D. Building height. No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.
- E. Yards.
  - Front Yard.
    - a. There shall be a front yard having a depth of not less than forty-thirty (40) (30) feet.
    - b. Where lots have a double frontage on two (2) streets, the required front yard of forty thirty (40) (30) feet shall be provided on both streets.
    - c. On a corner lot, the required front yard of forty thirty (40) (30) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.
  - 2. Side Yard. There shall be a side yard of not less than twenty fifteen (20) (15) feet on each side of a building.
  - 3. Rear Yard. There shall be a rear yard having a depth of not less than thirty-five twenty-six (35) (26) feet.
  - 4. Other requirements and exceptions as specified in article VII.
- F. Distance between buildings.
  - There shall be not less than ten (10) feet between an accessory building and the main building.
  - 2. The minimum distance between main buildings on adjacent lots shall be not less than forty thirty (40)-(30) feet.
- G. Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut

- a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.
- H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.
- I. Corral. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 27, 28), 4-3-12)

## Appendix C: Sensitive Design Concept Plan & Proposed Design Guidelines

Scottsdale has established a set of guidelines for the design of public and private projects within the city. These guidelines are contained within the Design Standards and Policies Manual, commonly known as the DS&PM. The DS&PM is made up of twelve chapters all dealing with various areas of public and private development issues and intended to provide direction during the design of and construction document preparation for development activities within the City.

McDowell Mountain Manor is in its preliminary development stages. As a result, specific detailed design has not begun at this time. However, the following standards and guidelines have been established to ensure that the standards and policies conveyed by the DS&PM will be followed.

#### **Site Features**

- Site features such as washes and native vegetation will be kept in a natural state to the maximum extent as practical. Improvements that are required to natural washes will complement their natural function and appearance.
- Existing trees shall be preserved whenever practical or feasible.
- Significant rock outcrops, should there be any, shall be preserved.
- Views of near and distant mountains shall be considered and prioritized during the design process.

#### Site Planning

- Roadway and driveway alignments will be located to minimize disruption to the natural drainage
  patterns of the site. Where crossings are necessary, consideration will be given to flow over the
  roadway, erosion, sediment transport and clogging.
- Emergency access will meet or exceed Scottsdale Fire Department requirements.
- Gated entrances will comply with the standards of figure 2.1-3 of the DS&PM.

#### Infrastructure

- Roadway cross-sections will comply with ESL standards as illustrated in the DS&PM.
- To minimize impact, utility lines will be located in road and driveway corridors as much as possible.
   In cases where utility lines cannot follow a road or driveway corridor, they will be located in easements or separate tracts and where desert materials are damaged due to the installation, revegetation will be provided.
- Pavers and natural stone may be used as an alternative to asphalt or concrete streets.

#### Grading

- Grading and disturbance to the site will be minimized. Fill and cut slopes will be graded to blend back into the natural terrain. Where retaining walls are required, heights will be kept to a minimum and terracing will be incorporated to avoid tall walls.
- Grading for individual residences will be limited to the building envelope area only.

#### Drainage

Only local native rock will be used for erosion protection.

Storm water storage basins and drainage channels will comply with DS&PM standards. In addition,
they will be shaped to be "free-form" so as to blend into the natural desert surroundings.
Landscape material will generally consist of native plants capable of surviving periodic inundation
such as the species identified in section 2-1.903 of the DS&PM.

#### Architecture

- All residential structures shall compliment the natural desert in form and color.
- All accessory structures shall match the character of the main building.
- All residences shall utilize four-sided architecture.
- Residences should provide shading and shaded areas to provide protection from the intense sun.
- Buildings should be designed to maximize the beauty of the outdoors and the warm winter climate.
- Building design should draw inspiration from the rich southwest architectural heritage.
- Native materials and colors should be emphasized.
- Garage placement should vary from lot to lot.
- Massing and articulation should be varied.
- Roof tile materials will be concrete or clay, flat or S-tiles, depending on the architectural style.
- Standing seam metal roofs in non-reflective neutral colors shall be permitted in appropriate architectural styles.
- Roof tile colors, shapes and textures shall be consistent with architectural themes.

#### Landscape

- All landscape plantings shall conform to the standards as identified in DS&PM and ESLO.
- All landscape materials shall complement the natural vegetation found on-site.
- All areas of disturbance shall be revegetated with plants and densities consistent with the existing natural condition.
- Landscape selection should be consistent in size and scale of the adjacent residence.
- The colors of the landscape material should complement the character of the adjacent building.
- Landscape should enhance the architectural features of the building, not detract or hide them.
- Landscape design should provide for shade and use of outdoor spaces that complement the building.
- Landscape material should be of the desert whenever possible.
- Landscape plantings should be designed in a manner to highlight the uniqueness of the desert landscape.
- Whenever feasible or desirable, existing healthy trees shall be preserved or relocated.
- Existing trees that are salvaged must be placed in a temporary onsite nursery to be maintained until planted in the community.
- Turf shall only be permitted in areas within a residential lot, inside the building envelope, enclosed by a wall or fence, and not in view from the public street.

#### Hardscape

 All hardscape materials shall complement and be compatible with the natural desert environment.

- Concrete used for exposed drainage structures, sidewalks, curbs, gutters and driveways shall be integrally colored.
- Yard walls and fences shall be permitted within the building envelope only. Perimeter lot walls shall not be allowed.
- All utility boxes and other such structures must be screened with landscape and/or walls.
- Mechanical equipment, such as A/C units, pool equipment, etc. must be screened on all
  residential lots. These units must be screened by a solid masonry wall, at a minimum of four (4)
  feet in height.

#### **Exterior Lighting**

- All exterior lighting shall comply with the provisions as set forth in DS&PM, ESLO, and City Code.
- All exterior lighting shall be consistent with "Dark Skies" and be designed to minimize light pollution.
- All street lights shall be full cut-off and directed downward.

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## MCDOWELL MOUNTAIN MANOR

E E Y PICKETT Exhibit E - Conceptual Site Plan



#### ZONE A: ENHANCED DESERT PLANTING

Localed at the project entry and along the internal roads, this zone will be irrigated and planted with nursery grown plant material. Plant selections will be designed to complement the naturally occuring vegetation, but may be planted more densely. Salvaged plant material from onsite may be used in this orea.

### ZONE C: ENHANCED DESERT PLANTING

This zone represents the undisturbed areas of the community which will remain in its current natural state



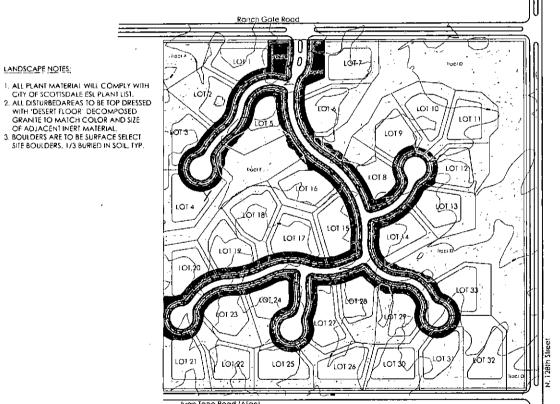
LANDSCAPE NOTES:

OF ADJACENT INERT MATERIAL.

#### ZONE B: REVEGETATED NATIVE PLANTING

ste. Detated landscape plans with detailed plantings, sizes, quantities, monumentation, itry details, revegetation techniques, etc. to be submitted, reviewed & approved separately augh the development review process.

These areas will be revegetated to restore the disturbed areas caused by construction. The plant selection and density will meet or exceed the existing plant density on the site and be consistent with the natural vegetation zone. Salvaged plant material from onsite may be used in



#### PLANT LIST

TREES		MIN. SIZE
ACACIA GREGGII	CATCLAW ACACIA	15 GAL.
CELTIS RETICULATA	DESERT HACKBERRY	15 GAL.
CERCIDIUM FLORIDUM	BLUE PALO VERDE	15 GAL.
CERCIDIUM MICROPHYLLA	FOOTHILLS PALO VERDE	15 GAL.
CHILOPSIS LINEARIS	DESERT WILLOW	15 GAL.
OLNEYA TESOTA	IRONWOOD	15 GAL.
PROPSIS VELUTINA	MESQUITE	15 GAL.
SHRUBS AND ACCENTS		MIN. SIZE
AGAVE SPP.	AGAVE SPECIES	5 GAL.
AMBROSIA AMBROSIOIDES	GIANT BURSGAGE	5 GAL.
AMBROSIA DELTOIDEA	BURSAGE	5 GAL.
CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	1 GAL.
CARNEGIEA GIGANTEA	SAGUARO	SPEAR
CYLINDROPUNTIA FULGIDA	CHOLLA	5 GAL.
DASYLIRION WHEELERI	DESERT SPOON	5 GAL.
ERICAMERICA LARCIFOLIA	URPENTINE BUSH	5 GAL.
FEROCACTUS WIZLIZENI	BARREL CACTUS	5 GAL.
FOUQUIERIA SPLENDENS	OCOTILLO	5 GAL.
HOLACANTHA EMORYI	CRUCIFIXION THORN	5 GAL.
HYPTIS EMORYU	DESERT LAVENDER	5 GAL.
JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.
LARREA TRIDENTATA	CREOSQIE	5 GAL.
QUERCUS TURBINELLA	SCRUB OAK	5 GAL.
OPUNTIA ENGELMANNII	PRICKLY PEAR	5 GAL
SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.
VIGUIERA DELTOIDEA	GOLDENEYE	5 GAL.
YUCCA ELATA	SOAPTREE YUCCA	5 GAL.
YUCCA BACCATA	BANANA YUCCA	5 GAL.
GROUNDCOVERS	0	MIN. SIZE
BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.
DYSSODIA PANTACHETA	DOGWEED	I GAL.
MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.
PENSTEMON SPP.	PENSIEMON	1 GAL.
PSILOSTROPHE COOPERI	PAPERFLOWER	1 GAL.
SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW	1 GAL.
VERBENA SPP	VERBENA	1 GAL.
INERT MATERIAL	•	
SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR	
RAKED NATIVE SOIL	IN ALL PLANTING AREAS	

REVEGETATED NAOS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERALS, PLANT MATERIALS AS LISTED ABOVE AND HYDROSEED MIX, AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.

HYDROSEED MIX - APPLY AT RA	NE OF 15 PLS LBS/ACRE	PLS LBS/AC	CRE	
AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSAGE	3.0		
ATRIPLEX CANESCENS	FOUR-WING SALTBUSH	3.0		
ENCELIA FARINOSA	BRITTLEBUSH	2.0		
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	1.0		
LARREA TRIDENTATA	CREOSOTE BUSH	2.0		
SENNA COVESII	DESERT SENNA	2.0		
SPHAERALCEA AMBIGUA	GLOBEMALLOW	2.0		
		C	6:	iuo.

-CONCEPTUAL LANDSCAPE PLAN-

MCDOWELL MOUNTAIN MANOR

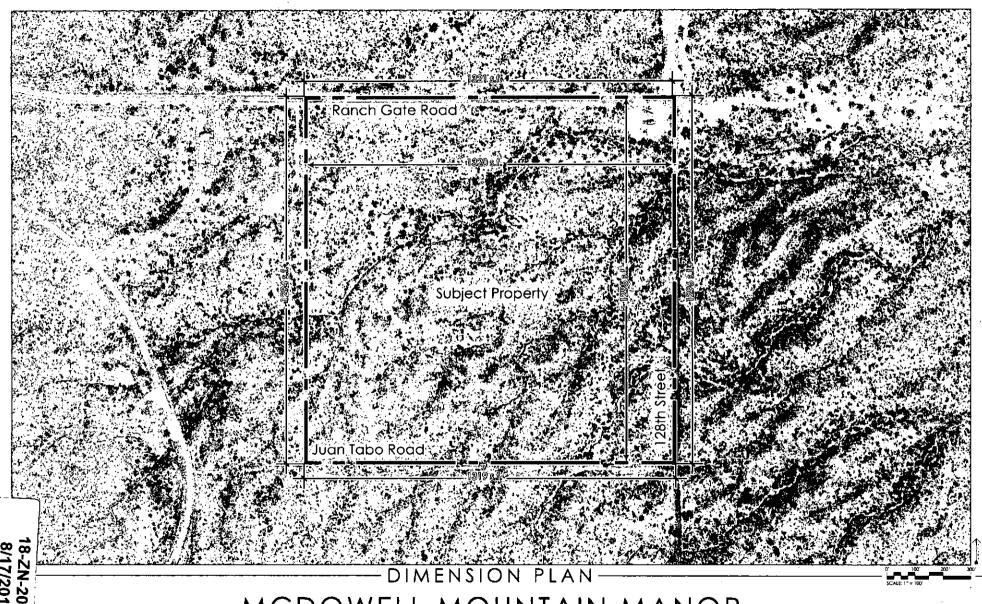


CIRCULATION PLAN

MCDOWELL MOUNTAIN MANOR

18-ZN-2018 8/17/2018

Exhibit F - Circulation Plan



MCDOWELL MOUNTAIN MANOR

CHELY PICKETT

xhibit 8 - Dimensioned Plan



SUMMARY

Total number of lots: 33

DENSITY: 0.84 DU/AC

TOTAL PROJECT AREA: +/- 39.25 Ac.

CONTEXT AERIAL & SITE PLAN-

MCDOWELL MOUNTAIN MANOR



con: August 15, 2018
GREEY PICKETT
Exhibit A - Context Aerial

AVERY 5167	Easy Peel® Address Labels	Bend along line to expose P Pop-up Edge P	Go to avery.com/templates Use Avery Template 5167
18-ZN-2018	18-ZN-2018	18-ZN-2018	18-ZN-2018
8/17/2018	8/17/2018	8/17/2018	8/17/2018
18-ZN-2018	18-ZN-2018	18-ZN-2018	18-ZN-2018
8/17/2018	8/17/2018	8/17/2018	8/17/2018
18-ZN-2018	18-ZN-2018	18-ZN-2018	18-ZN-2018
8/17/2018	8/17/2018	8/17/2018	8/17/2018
18-ZN-2018	18-ZN-2018	18-ZN-2018	18-ZN-2018
8/17/2018	8/17/2018	8/17/2018	8/17/2018
18-ZN-2018	18-ZN-2018	18-ZN-2018	18-ZN-2018
8/17/2018	8/17/2018	8/17/2018	8/17/2018
18-ZN-2018	18-ZN-2018	18-ZN-2018	18-ZN-2018
8/17/2018	8/17/2018	8/17/2018	8/17/2018
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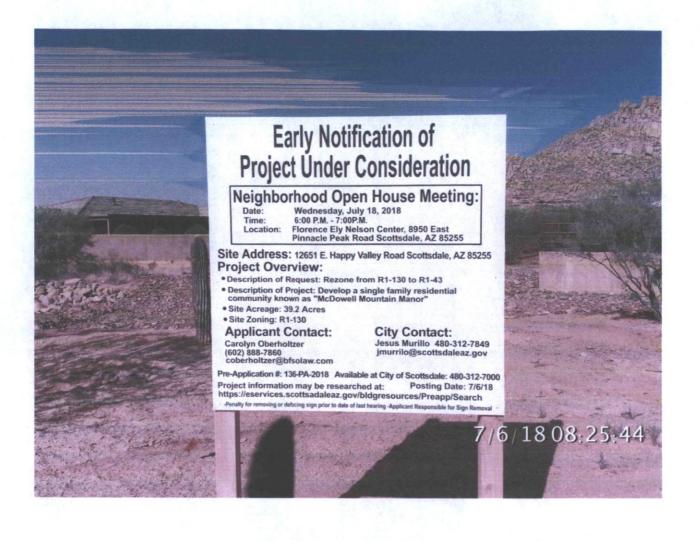
# **Affidavit of Posting**

Required: Signed, Notarized originals.

Re	commended: E-mail copy to your project coordinator.		
Project Under Consider	ration Sign (White) Public Hearing Notice Sign (Red)		
Case Number:	136-PA-2018		
Project Name:			
Location:	12651 E Happy Valley Rd		
Site Posting Date:	July 6, 2018		
Applicant Name:	Carolyn Oberholtzer		
Sign Company Name:	Dynamite Signs		
Phone Number:	480-585-3031		
Applicant Signature	een posted as indicated by the Project Manager for the case as listed above.  Date		
Acknowledged before me th	is the 6th day of July 2018		
My C	RYBETH CONRAD Public, State of Arizons Maricopa County ommission Expires tober 25, 2020  Mary Buth Comad Notary Public  My commission expires: 60-25-26		

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



### B | F | S | O

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

## Citizen Review Plan

#### For Scottsdale Project Under Consideration No. 136-PA-2018

Submitted on: 8/15/2018

HHL Land, LLC intends to apply to rezone its property located at the southwest corner of Ranch Gate Road and 128<sup>th</sup> Street (12651 E Happy Valley Road Scottsdale, AZ 85255) ("the **Property**") from R1-130 to R1-43 in order to develop a single family residential community to be known as "McDowell Mountain Manor" ("the **Project**"). This citizen review plan is submitted to outline our plan to reach out to property owners and HOA's in order to include all interested parties as part of an extensive neighborhood and citizen involvement effort for the Project.

On July 18th, 2018 there will be an open house style neighborhood meeting at Florence Ely Nelson Center located at 8950 E Pinnacle Peak Road, from 6:00 pm to 7:00 pm. Open house invites (see Exhibit A) will be sent by first class mail on July 6, 2018 to property owners and HOA's within 750 ft (see Exhibit B). of the Property, all included on the City's list of interested parties (see Exhibit C), and the City project coordinator. Various members of the project team will be available at the open house meeting and will answer any questions and concerns that citizens may have.

HHL Land, LLC plans to submit the formal application in the weeks following the neighborhood meeting and will properly notify the school district 30 days prior to filing the application by sending the full completed 'Collaborative City and School Planning' package to the Cave Creek Unified School District Superintendent.

This citizen review plan will be included as part of the larger Citizen Review Report that will be submitted with the formal application. There will be an 'Early Notification for Project Under Consideration' sign, following City of Scottsdale's guidelines, clearly posted on the Property at least 10 days before the neighborhood meeting. Copies of sign-in sheets, comments sheets, and a written summary of the neighborhood meeting will be included in the final Citizen Review Report.

18-ZN-2018 8/17/2018 Exhibit Ø: Notification Letter

### B | F | S | O

#### BERGIN, FRAKES, SMALLEY & OBERHOLTZER

July 6, 2018

#### SENT VIA U.S. MAIL

Re: Project Under Consideration: Scottsdale Case No. 136-PA-2018

Dear Neighbor,

This letter is to notify you that HHL Land, LLC intends to apply to rezone its property located at the southwest corner of Ranch Gate Road and 128<sup>th</sup> Street (12651 E Happy Valley Road Scottsdale, AZ 85255) from R1-130 to R1-43 in order to develop a single family residential community, to be known as "McDowell Mountain Manor". The project is 39.2 total acres of land that is currently designated as 'Rural Neighborhoods' in the City of Scottsdale General Plan. The proposed rezone will not change this designation.

If you would like to offer comments on this project there will be a neighborhood meeting open to the public:

Location: Florence Ely Nelson Center 8950 East Pinnacle Peak Road Scottsdale, AZ 85255 Date: July 18, 2018 Time: 6pm-7pm

The proposed rezone map and conceptual layout are enclosed with this letter.

If you have any comments or questions related to these applications, please feel free to contact me at (602) 888-7860 or coberholtzer@bfsolaw.com. Additionally, the City Planner assigned to this case is Jesus Murillo. He can be reached at 480-312-7849 if you have any questions for the City regarding these applications.

Sincerely,

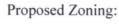
Carolyn Oberholtzer, Esq.

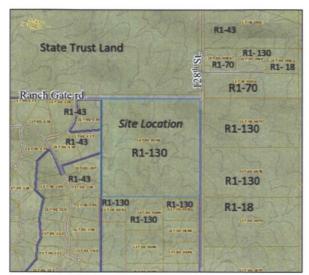
Enclosures: Proposed Rezone Map General Plan Exhibit Conceptual Layout

## B | F | S | O

#### BERGIN, FRAKES, SMALLEY & OBERHOLTZER

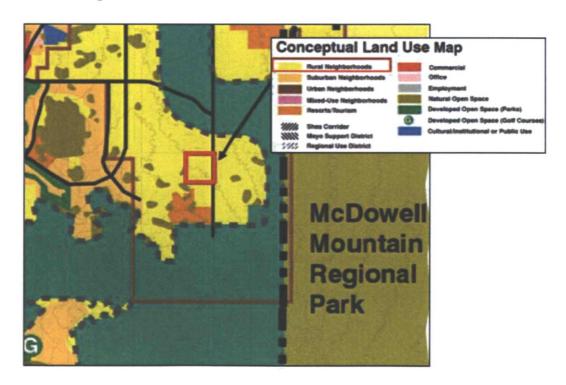
## Current Zoning:







## General Plan Designation:





CONCEPTUAL SITE PLAN -

## MCDOWELL MANOR

Exhibit B: Draft 750' Property Owners Buffer Graphic

## City of Scottsdale List of Interested Parties

Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ	85298
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Dan Sommer	<u> </u>	12005 N 84th Street	Scottsdale	ΑZ	85260
David G. Gulino	Land Development Services	7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251- 1822
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	ΑZ	85255
Guy Phillips	<del>_</del>	7131 E. Cholla St.	Scottsdale	ΑZ	85254
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby	· · · · · · · · · · · · · · · · · · ·	7336 E. Sunnyside Dr.	Scottsdale	ΑZ	85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	ΑZ	85251
John Washington		3518 N Cambers Court	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Haye		P.O. Box 426	Cave Creek	ΑZ	85327
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	ΑZ	85012
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Project Management	Arizona Department of Transportation	205 S. 17th Avenue MD 6012E	Phoenix	ΑZ	85007
Randali P. Brown	Spring Creek Development	7134 E. Stetson Drive; Suite 400	Scottsdale	ΑZ	85251
Richard Turner, Planning and Zoning Administrator	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
Sherry Wagner/Right-of- Way Technician, SR.	Mail Station PAB348	P.O. Box 52025	Phoenix	AZ	85072- 2025
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016

	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
_	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
·	Earl, Curley & Lagarde, P.C.	3101 N. Central Avenue, Ste. 1000	Phoenix	AZ	85012
Juli A. Eckmann	•	4020 N. Scottsdale Road, Unit 2007	Scottsdale	ΑZ	85251
Bob Griffith		7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Eric Gold		25499 N. 104th Way	Scottsdale	AZ	85255
Bob Mountz		23005 N. 74th Street #1214	Scottsdale	ΑZ	85255
Patti Badenoch		5027 N. 71st Pl	Scottsdale	ΑZ	85253
Vickie Falen		10520 N 117th Pl	Scottsdale	ΑZ	85259
Wade Tinant		4614 E. Running Deer Trail	Cave Creek	AZ	85331



# 750 ft. Buffer Map for Neighborhood Meeting Notification Letter

\*Approximately 37 properties

